



TENNESSEE REAL ESTATE News-Journal

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Commission Re-Elects Haynes As Chairman and Almany As Vice-Chairman for 2005-06

At its July 2005 meeting, the Commission re-elected Commissioner Charles Haynes as Chairman and re-elected Commissioner Frances Almany as Vice-Chairman to serve July 2005 through June 2006.

A native of Sumner County, Haynes holds licenses as a Real Estate Broker, a Commercial Contractor and an Auctioneer. He also holds membership in the Sumner County, Tennessee and National Association of REALTORS and the Middle Tennessee Auctioneer Association. Community activities include Chairman of the Sumner County Planning Commission, member of Forward Sumner, member of the Industrial Development Board and also serves on the Highway Improvement Committee for Sumner County. Haynes was appointed to the Commission by Governor Breidenstein in 2003.

Commissioner Almany is owner and president of Almany Realtors in Hendersonville and a



Charles Haynes



Frances Almany

life member of Awards of Excellence for both the Greater Nashville Association of REALTORS and the Sumner Association of REALTORS. She was elected in 2004 to serve on the Board of Directors for the Association of Real Estate License Law Officials (ARELLO) and was instrumental in planning the regional ARELLO meeting in Nashville this past June. Almany serves on the board of Directors for Workforce Essentials, a private nonprofit corporation, which provides employment training to businesses and opportunities for job seekers in nine Tennessee counties and at Fort Campbell.

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Governor Breidenstein Appoints Alexander to TREC

Wendell Alexander of Dresden was recently appointed by Governor Breidenstein to an industry position on the Real Estate Commission.



Wendell Alexander

Alexander has been in the real estate business since 1968 and established Wendell Alexander Realty in 1985. He is a former member and chairman of the TN Real Estate Appraiser Commission (1990-1996). He and his wife, Shirley, reside on a farm near Dresden and raise registered Angus cattle. He is very active in the community and is currently the chairman of the Dresden Industrial Board, a member of the Weakley County Economic Development Board, a member of the City of Dresden Planning Commission and vice-commander of the Dresden American Legion Post 94.

Governor Breidenstein Appoints Cunningham and Helton to TREC

Gary Cunningham of Nashville was appointed by Governor Breidenstein to fill a consumer position on the Real Estate Commission. Cunningham began his newspaper career at an early age delivering the *Nashville Banner* and *The*



Gary Cunningham



Robbie Helton

Governor Bredesen Appoints Cunningham and Helton to TREC

Continued from page 1.

Tennessean which eventually led to his notable career in the newspaper publishing business.

After serving in the U.S. Army during the Vietnam War, Cunningham obtained his degree from the University of Tennessee and began working for *The Tennessean*. He later served on the corporate staff of the Gannett company, which owns *The Tennessean*, *USA Today* and more than 100 daily newspapers. In 1987 he joined the Ingersoll Company which owned more than 200 newspapers and was based in St. Louis. In 1989 he returned to Nashville and started the *Green Hills News*, *Belle Meade News* and *West Meade News* newspapers. Two years later he added the *West Side News* and *Nashville Today*. Currently he publishes five newspapers and four magazines in the Nashville market including the *Nashville Dining Guide*, *Brides-To-Be*, *Today's Homes* and *Today's Nashville Magazines*.

Cunningham has served on the board of directors and as president of The Alzheimer's Association of Middle Tennessee and on the board of Goodwill Industries, the Alcohol and Drug Council of Middle Tennessee, Junior Achievement and the Green Hills YMCA. He currently serves on the board of Cumberland Bank. He has served as president and is currently on the board for Belmont Mansion. Cunningham is a member of the Green Hills Rotary, Society of Professional Journalists, Suburban Newspapers, AFCP Newspaper Organization and the Inland Press Association.

Robbie Helton of Lenoir City was appointed by Governor

Bredesen earlier this year and an article appeared in the Spring 2005 edition of the News-Journal without a picture.

TREC Anticipates Computer Enhancements

By Bruce E. Lynn
Executive Director

As we move forward with the staggering of expiration dates of licenses, we plan to have some new tools which will enhance the renewal process. Implementation of online renewing capability should be available in the fall of 2006. Licensees who chose to renew online will receive immediate feedback that the funds have been received. In addition, we have asked that the system provide feedback concerning any education or Errors and Omissions Insurance requirements for renewing your license. The availability of these enhancements may be limited due to technical capabilities.

A new software package for the management of licensee records is in the procurement and design phase. The system is being purchased to enhance capabilities of most of the regulatory agencies in state government, including the Tennessee Real Estate Commission.

One of the anticipated enhancements of the new software package will allow crediting of payments directly to licensee accounts thus eliminating what is now a time consuming manual process. The TREC staff is looking forward to these technical improvements which will enable us to provide more efficient services to applicants and licensees.

Continuing Education is Now Available

It's never too early to start taking continuing education for the next license renewal. Active and Inactive Affiliates who were licensed between July 1, 1980 and December 31, 2004 are required to complete 16 hours of continuing education in order to renew their licenses in the fall of 2006. Four (4) of those 16 hours must be the 2005-2006 TREC CORE Course. The 2005-2006 TREC CORE Course is available at many schools in both the classroom and distance learning formats. To access the list of TREC approved courses, please access our website:

state.tn.us/commerce/boards/trec
on the home page click "Approved Schools/Courses"

All schools are in alphabetical order with the school contact information and a listing of the school's approved courses following.

Betty L. Smith Completes 2nd Term as Commissioner

Betty L. Smith of Memphis completed ten years of service to the Tennessee Real Estate Commission this summer. As owner and principal broker of the East Memphis Realty Company, she was appointed to the Commission in 1995 and reappointed in 2000 to serve as a broker member of the Commission.

Smith showed particular interest in real estate education and is a proponent of "quality vs. quantity" in courses approved by the Commission. While she stated she will surely miss working with the Commission, she will certainly not be idle as she practices real estate, cooks for her family and participates in her church choir.

DISCIPLINARY ACTIONS

APRIL 2005

TEE F. MILLER
Lic. No. AF1514
Gatlinburg, TN

Mr. Miller was assessed a \$1000.00 civil penalty for failing to preserve records relating to a real estate transaction and failing to exercise reasonable skill and care.

The company agreed to a \$15,000.00 civil penalty for allegedly providing real estate services without a license and failure to deposit earnest money.

BLUEGREEN CORP.
Lic. No. 253801
Gatlinburg, TN

The company agreed to a civil penalty of \$500.00 for allegedly failing to timely remit money belonging to others and engaging in fraudulent or dishonest dealing.

Marcus Payne
Lic. No. AF267448
Memphis, TN

Mr. Payne's license was administratively revoked for failure to disclose a felony conviction to the Commission.

MAY 2005

Wayne E. Morris
Lic. No. AF235312
Nashville, TN

Mr. Morris was assessed a civil penalty of \$1000.00 for leasing a property outside of the firm with which he was affiliated.

THRONBERRY
PROPERTIES, LLC
Unlicensed
Murfreesboro, TN

The company was assessed a \$5000.00 civil penalty for providing real estate services without a license.

Larry B. Sanders
Lic. No. PB262693
Kodak, TN

Mr. Sanders was assessed a civil penalty of \$500.00 for conduct constituting improper dealing.

Loyal Featherstone
Lic. No. PB19474
Memphis, TN

Mr. Featherstone was assessed a civil penalty of \$1000.00 for untimely disbursement of earnest money.

Richard Wallace & Co.
Lic. No. F255020
Cordova, TN

The firm was assessed a civil penalty of \$2000.00 for untimely disbursement of earnest money.

RENTAL HOMES OF
AMERICA
Rental Location Firm 18
Memphis, TN

The firm was assessed a \$250.00 civil penalty for failure to include a required disclosure in a contract.

Joe M. Payne
Lic. No. AF18641
Memphis, TN

Mr. Payne was assessed a civil penalty of \$250.00 and 9 hours of education for failure to use reasonable skill and care.

JUNE 2005

BXG Realty Tenn., Inc.
Unlicensed
Tazewell, TN

JULY 2005

Heath Shuler Real Estate
Lic. No. F255692
Knoxville, TN

AUGUST 2005

TREC to Hold Rulemaking Hearing Nov. 2,

2005 rulemaking hearing will be held before the Commission to consider changes/modifications to existing rules and add new rules. The hearing is open to the public and will begin at 9:00 AM (Central Time) on Wednesday, November 2, 2005 in Room 160 of the Davy Crockett Tower, which is located at 500 James Robertson Parkway in Nashville, TN.

The Rulemaking Hearing Notice may be viewed on our website (state.tn.us/commerce/boards/trec) or a copy may be obtained by calling the TREC office at 800-342-4031 and reaching the front desk by making selection 6 as prompted by the automated message.

Tennessee Real Estate Commission

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Executive Director

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Education Director

TREC Phone Menu

The six options are as follows:

1. General Information
2. Licensing
3. Complaints
4. Education
5. Administration
6. If you know the name of the staff member you are calling

"The Tennessee Department of Commerce and Insurance is committed to principles of equal opportunity, equal access, and affirmative action." Contract the EEO Coordinator or ADA Coordinator (615) 741-1328, for TDD 615-741-6276



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TREC Contact Information:
(615) 741-2273 or 1-800-342-4031
www.state.tn.us/commerce/boards/trec

Personnel & Areas of Responsibility

Licensing Section:

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